

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 4, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

A. Approval of minutes from the [workshop](#) and [regular](#) meetings on March 21, 2013.

B. Final Plat [FP13-01](#): Pecan Ridge Addition [Drawing](#) **M. Hilgemeier**
Proposed Final Plat of Pecan Ridge Addition, being 4.697 acres of land out of John Austin Survey, A-2 located at the northern terminus of Mohawk Drive, north of its intersection with Pecan Knoll Street in Bryan, Brazos County, Texas.

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

5. Replat [RP13-06](#): The Traditions Subdivision – Phase 14 [Drawing](#) **M. Dalton**
Proposed Replat of Lots 15-18 in Block 1 of The Traditions Subdivision – Phase 14, being 3.205 acres of land adjoining the southwest side of Emory Oak Drive, south from its intersection with North Traditions Drive in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

6. Rezoning RZ13-03: Carrabba Brothers, Ltd.

R. Haynes

A request to change the zoning classification from Commercial District (C-3) to Industrial District (I) on 9.654 acres of land adjoining the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Colson and Tabor Roads, being Lots 2 and 3 in Block 2 of Progress Park Subdivision – Phase 2 in Bryan, Brazos County, Texas

7. Rezoning RZ13-04: Sabine Featherston

R. Haynes

A request to change the zoning classification from Industrial District (I) to Residential District – 5000 (RD-5) on 4.24 acres of land out of Stephen F. Austin League No. 9, adjoining the south side of West 28th Street, approximately 0.2 miles southwest from its intersection with Scanlin Street in Bryan, Brazos County, Texas.

8. ADJOURN.

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, April 18, 2013 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.